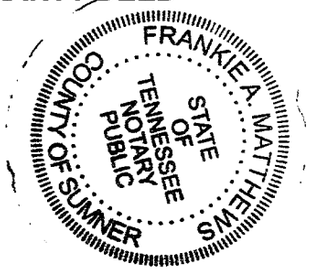
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

X Gary W Coggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2021.

Notary Public

MY COMMISSION EXPIRES: 2-26-24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary W. Coggins	New Owner	Map & Parcel Part of 103 01 0 123.00
(NAME)	(NAME)	
8095 Baypointe Drive		
(ADDRESS)	(ADDRESS)	
Denver, NC 28037		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, BEHG, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gary W. Coggins and Justin Coggins, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1, on the Final Plat Resubdivision of Lot 1 Plan of Maxwell Properties, of record in Instrument 20201228-0153702, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being part of the same property conveyed to BEHG, LLC by deed from Sandra B. Whitcombe and husband Gary Whitcombe of record in Instrument Number 20191212-0128398, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Instrument 20201228-0153702, Register's Office, Davidson County, Tennessee.

Subject to Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6618, Page 803, said Register's Office.

Subject to Driveway Easement of record in Book 6828, Page 775, said Register's Office.

Subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 811 Watts Ln., Lot 1, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 568778 DEEDWARR
02/04/2021 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210204-0016572

Witness my hand this 4th day of February, 2021.

BEHG, LLC

Thomas Medlin
Managing Member

STATE OF TENNESSEE

COUNTY OF Williamson

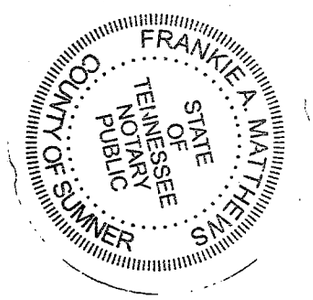
Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas Medlin as Managing Member of BEHG, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Managing Member of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal this 4th day of February, 2021.

My Commission Expires:

2-26-24

Notary Public



True Copy Certification

I, KATHY LEE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON